Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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PART I EXTRAORDINARY

No.764 AMARAVATI, TUESDAY , DECEMBER 6, 2016 **G.868**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE TO AN EXTENT OF AC.3.27 CENTS IN R.S.NO.238/1, 2 & 226/5, NEAR D.NO.73-10-3, NEAR SREE VENKATESWARA SWAMY TEMPLE, A.V.A. ROAD, RAJAMAHENDRAVARAM

[Memo.No.213104/H1/2015, Municipal Administration & Urban Development (H1) Department, 2nd December, 2016]

NOTIFICATION

The following draft variation to the Rajamahendravaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.465, MA., dated:28.10.1975 and formally approved draft Master Plan in G.O.Ms.No.174, dt:25.08.2014 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in R.S.No.238/1, 2 & 226/5 to an extent of Ac.3.27 cents of Rajamahendravaram town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajamahendravaram sanctioned in G.O.Ms.No.465, MA Dt:28.10.1975 is now proposed to be designated for Commercial use by variation of change of land use basing on the Council Resolution No.21/847/2016, dated:22.01.2016 as marked as "A to P" in the revised part proposed land use map bearing G.T.P. No.30/2016/R available in the Municipal Office Rajahmahendravaram town, **subject to the following conditions that;**

1. The applicant shall handover the site to an extent of Ac.0.05 cents for South side M.P. Road and Ac.0.07 cents for Eastern side M.P. Road to the Municipal Corporation, Rajamahendravaram through Registered Gift Deed at free of cost for widening of Master Plan roads.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 12.00 M wide Layout road
East	:	Existing 21.60 M wide Road to be widened to 24.00 M as per Draft Master Plan.
South	:	Existing 24.00 M wide Road to be widened to 30.00 M as per Draft Master Plan.
West	:	Existing 9.00 M wide Road to be widened to 12.00 M as per L.P.No.114/99.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT